

109TH CONGRESS  
1ST SESSION

# S. 1011

To establish a national historic country store preservation program.

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IN THE SENATE OF THE UNITED STATES

MAY 12, 2005

Mr. JEFFORDS introduced the following bill; which was read twice and referred to the Committee on Commerce, Science, and Transportation

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## A BILL

To establish a national historic country store preservation program.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. SHORT TITLE.**

4       This Act may be cited as the “National Historic  
5       Country Store Preservation Act of 2005”.

6       **SEC. 2. FINDINGS.**

7       Congress finds that—

8               (1) historic country stores are lasting icons of  
9       rural tradition in the United States;

1           (2) historic country stores are valuable contrib-  
2           utors to the civic and economic vitality of their local  
3           communities;

4           (3) historic country stores demonstrate innova-  
5           tive approaches to historic preservation and small  
6           business practices;

7           (4) historic country stores are threatened by  
8           larger competitors and the costs associated with  
9           maintaining older structures; and

10          (5) the United States should—

11                (A) collect and disseminate information  
12                concerning the number, condition, and variety  
13                of historic country stores;

14                (B) develop opportunities for cooperation  
15                among proprietors of historic country stores;  
16                and

17                (C) promote the long-term economic viabil-  
18                ity of historic country stores.

19 **SEC. 3. DEFINITIONS.**

20       In this Act:

21           (1) COUNTRY STORE.—

22                (A) IN GENERAL.—The term “country  
23                store” means a structure independently owned  
24                and formerly or currently operated as a busi-  
25                ness that—

1 (i) sells or sold grocery items and  
 2 other small retail goods; and

3 (ii) is located in a nonmetropolitan  
 4 area, as defined by the Secretary.

5 (B) INCLUSION.—The term “country  
 6 store” includes a cooperative.

7 (2) ELIGIBLE APPLICANT.—The term “eligible  
 8 applicant” means—

9 (A) a State department of commerce or  
 10 economic development;

11 (B) a national or State nonprofit organiza-  
 12 tion that—

13 (i) is described in section 501(c)(3),  
 14 and exempt from Federal tax under section  
 15 501(a), of the Internal Revenue Code of  
 16 1986; and

17 (ii) has experience or expertise, as de-  
 18 termined by the Secretary, in the identi-  
 19 fication, evaluation, rehabilitation, or pres-  
 20 ervation of historic country stores;

21 (C) a national or State nonprofit trade or-  
 22 ganization that—

23 (i) is described in section 501(c)(3),  
 24 and exempt from Federal tax under section

1                   501(a), of the Internal Revenue Code of  
2                   1986; and

3                   (ii) acts as a cooperative to promote  
4                   and enhance country stores; and

5                   (D) a State historic preservation office.

6                   (3) FUND.—The term “Fund” means the His-  
7                   toric Country Store Revolving Loan Fund estab-  
8                   lished by section 5(a).

9                   (4) HISTORIC COUNTRY STORE.—The term  
10                  “historic country store” means a country store  
11                  that—

12                   (A) has operated at the same location for  
13                   at least 50 years; and

14                   (B) retains sufficient integrity of design,  
15                   materials, and construction to clearly identify  
16                   the structure as a country store.

17                   (5) SECRETARY.—The term “Secretary” means  
18                   the Secretary of Commerce, acting through the As-  
19                   sistant Secretary for Economic Development.

20 **SEC. 4. HISTORIC COUNTRY STORE PRESERVATION PRO-**  
21 **GRAM.**

22                   (a) ESTABLISHMENT.—The Secretary shall establish  
23 a historic country store preservation program—

24                   (1) to collect and disseminate information on  
25                   historic country stores;

1           (2) to promote State and regional partnerships  
2 among proprietors of historic country stores; and

3           (3) to sponsor and conduct research on—

4                (A) the economic impact of historic coun-  
5 try stores;

6                (B) best practices to—

7                   (i) improve the profitability of historic  
8 country stores; and

9                   (ii) protect historic country stores  
10 from foreclosure or seizure; and

11               (C) best practices for developing coopera-  
12 tive organizations that address the economic  
13 and historic preservation needs of historic coun-  
14 try stores.

15       (b) GRANTS.—

16           (1) IN GENERAL.—The Secretary may make  
17 grants to, or enter into contracts or cooperative  
18 agreements with, eligible applicants to carry out an  
19 eligible project under paragraph (2).

20           (2) ELIGIBLE PROJECTS.—A grant under this  
21 subsection may be made to an eligible entity for a  
22 project—

23                (A) to rehabilitate or repair a historic  
24 country store;

1 (B) to identify, document, and conduct re-  
2 search on historic country stores; and

3 (C) to develop and evaluate appropriate  
4 techniques or best practices for protecting his-  
5 toric country stores.

6 (3) REQUIREMENTS.—An eligible applicant that  
7 receives a grant for an eligible project under para-  
8 graph (1) shall comply with all applicable require-  
9 ments for historic preservation projects under Fed-  
10 eral, State, and local law.

11 (c) COUNTRY STORE ALLIANCE PILOT PROJECT.—  
12 The Secretary shall carry out a pilot project in the State  
13 of Vermont under which the Secretary shall conduct dem-  
14 onstration activities to preserve historic country stores, in-  
15 cluding—

16 (1) the collection and dissemination of informa-  
17 tion on historic country stores in the State;

18 (2) the development of collaborative country  
19 store marketing and purchasing techniques; and

20 (3) the development of best practices for his-  
21 toric country store proprietors and communities fac-  
22 ing transitions involved in the sale or closure of a  
23 historic country store.

1 **SEC. 5. HISTORIC COUNTRY STORE REVOLVING LOAN**  
2 **FUND.**

3 (a) ESTABLISHMENT.—There is established in the  
4 Treasury of the United States a revolving fund, to be  
5 known as the “Historic Country Store Revolving Loan  
6 Fund”, consisting of—

7 (1) such amounts as are appropriated to the  
8 Fund under subsection (b);

9 (2)  $\frac{1}{3}$  of the amounts appropriated under sec-  
10 tion 7(a); and

11 (3) any interest earned on investment of  
12 amounts in the Fund under subsection (d).

13 (b) TRANSFERS TO FUND.—There are appropriated  
14 to the Fund amounts equivalent to—

15 (1) the amounts repaid on loans under section  
16 6; and

17 (2) the amounts of the proceeds from the sales  
18 of notes, bonds, obligations, liens, mortgages and  
19 property delivered or assigned to the Secretary pur-  
20 suant to loans made under section 6.

21 (c) EXPENDITURES FROM FUND.—

22 (1) IN GENERAL.—Subject to paragraph (2), on  
23 request by the Secretary, the Secretary of the Treas-  
24 ury shall transfer from the Fund to the Secretary  
25 such amounts as the Secretary determines are nec-  
26 essary to provide loans under section 6.

1           (2) ADMINISTRATIVE EXPENSES.—An amount  
 2       not exceeding 10 percent of the amounts in the  
 3       Fund shall be available for each fiscal year to pay  
 4       the administrative expenses necessary to carry out  
 5       this Act.

6       (d) INVESTMENT OF AMOUNTS.—

7           (1) IN GENERAL.—The Secretary of the Treas-  
 8       ury shall invest such portion of the Fund as is not,  
 9       in the judgment of the Secretary of the Treasury,  
 10      required to meet current withdrawals.

11          (2) INTEREST-BEARING OBLIGATIONS.—Invest-  
 12      ments may be made only in interest-bearing obliga-  
 13      tions of the United States.

14          (3) ACQUISITION OF OBLIGATIONS.—For the  
 15      purpose of investments under paragraph (1), obliga-  
 16      tions may be acquired—

17              (A) on original issue at the issue price; or

18              (B) by purchase of outstanding obligations  
 19      at the market price.

20          (4) SALE OF OBLIGATIONS.—Any obligation ac-  
 21      quired by the Fund may be sold by the Secretary of  
 22      the Treasury at the market price.

23          (5) CREDITS TO FUND.—The interest on, and  
 24      the proceeds from the sale or redemption of, any ob-



1       ligations held in the Fund shall be credited to and  
2       form a part of the Fund.

3       (e) TRANSFERS OF AMOUNTS.—

4           (1) IN GENERAL.—The amounts required to be  
5       transferred to the Fund under this section shall be  
6       transferred at least monthly from the general fund  
7       of the Treasury to the Fund on the basis of esti-  
8       mates made by the Secretary of the Treasury.

9           (2) ADJUSTMENTS.—Proper adjustment shall  
10      be made in amounts subsequently transferred to the  
11      extent prior estimates were in excess of or less than  
12      the amounts required to be transferred.

13   **SEC. 6. LOANS FOR HISTORIC COUNTRY STORE REHABILI-**  
14                           **TATION OR REPAIR PROJECTS.**

15      (a) IN GENERAL.—Using amounts in the Fund, the  
16      Secretary may make loans to historic country store propri-  
17      etors and eligible applicants for projects to purchase, reha-  
18      bilitate, or repair historic country stores.

19      (b) APPLICATIONS.—

20           (1) IN GENERAL.—To be eligible for a loan  
21      under this section, a country store proprietor or eli-  
22      gible applicant shall submit to the Secretary an ap-  
23      plication for a loan.

24           (2) CONSIDERATIONS FOR APPROVAL OR DIS-  
25      APPROVAL.—In determining whether to approve or

1 disapprove an application for a loan submitted under  
 2 paragraph (1), the Secretary shall consider—

3 (A) the demonstrated need for the pur-  
 4 chase, construction, reconstruction, or renova-  
 5 tion of the historic country store based on the  
 6 condition of the historic country store;

7 (B) the age of the historic country store;  
 8 and

9 (C) the extent to which the project to pur-  
 10 chase, rehabilitate, or repair the historic coun-  
 11 try store includes collaboration among historic  
 12 country store proprietors and other eligible ap-  
 13 plicants.

14 (c) REQUIREMENTS.—An eligible applicant that re-  
 15 ceives a loan for a project under this section shall comply  
 16 with all applicable standards for historic preservation  
 17 projects under Federal, State, and local law.

18 **SEC. 7. AUTHORIZATION OF APPROPRIATIONS.**

19 (a) IN GENERAL.—There is authorized to be appro-  
 20 priated to carry out this Act, \$50,000,000 for the period  
 21 of fiscal years 2006 through 2011, to remain available  
 22 until expended.

23 (b) COUNTRY STORE ALLIANCE PILOT PROJECT.—  
 24 Of the amount made available under subsection (a), not

- 1 less than \$250,000 shall be made available to carry out
- 2 section 4(c).

